



Dean Park Road
Bournemouth, Dorset

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A one double bedroom second floor apartment ideally located within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links. The property now offers the opportunity for further modernisation and updating whilst benefitting from a balcony and lift. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the second floor and leading to the entrance of the apartment. On entering the property a hallway leads into a spacious living room with access to a balcony. A separate kitchen offers ample floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances.

The accommodation is complete with a spacious double bedroom benefitting from a built in wardrobe along with a shower room comprising a WC, wash hand basin and shower enclosure.

Externally the property is ideally positioned within well maintained communal grounds.

We have been notified there are approximately 42 years left on the lease with no formal lease extension valuation carried out therefore it is likely the property will only be suitable to a cash buyer.

COUNCIL TAX BAND: B

EPC:C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



Second Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



Total area: approx. 46.6 sq. metres (501.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.

